

# OCEAN BEACH PLANNING BOARD

## PROJECT REVIEW COMMITTEE – MINUTES

Wednesday September 20, 2023 at 6:00 PM

Ocean Beach Recreation Center – 4726 Santa Monica Ave

6:00 PM **Call to Order 6:08pm**

- Quorum/Introductions
- Agenda modifications and approval  
**CC:SV 4:0:0** Chris Chalupsky, Stephanie Villamizar, Kevin Hastings, Chris Peregoy  
Absent: Susan Booth
- Minutes modifications and approval  
**July - CP:CC 3:0:1** Chris Peregoy, Chris Chalupsky, Kevin Hasting  
Abstain: Stephanie Villamizar  
**August – no quorum**

6:05 PM **Non-Agenda Public Comment**

Two minutes per speaker for issues not on the Agenda and within the purview of the Board.

6:10 PM **Action Item #1 – Valvoline at 4805 West Point Loma Blvd (PRJ-1098734)**

"Process 2, Coastal Development Permit for addition/remodel of an existing Valvoline Oil Changing station located at 4805 West Point Loma Blvd. The 0.122 acre site is in the CC-4-2 base zone, Coastal (Non-appealable) overlay zone, the Airport Approach OZ (AAOZ), Airport Land Use OZ (ALULOZ), Coastal Height Limitation OZ (CHLOZ), Residential Tandem Parking OZ (RTPOZ), Transit Priority Area, Affordable Housing Parking Demand, Designated Historic District called Ocean Beach Cottage Emerging District.

- 10 minutes for presentation
- 5 minutes for public comment
- 15 minutes for subcommittee comment and motion

Gabriella Marks

50% rule, walls fell due to age/wear, had to reapply to coastal without 50% exemption

*The Board discussed the Valvoline at 4805 West Point Loma Blvd*

KH - same foot print?

App - minor extension, parking requirements effected by 14 ft sidewalk requirement

KH – minimum required parking?

App – 14 spaces, not possible with space

Public comment – concern turning left from Lotus onto SSC

Board comment

KH – pull in pull out?

KH – reposition driveway?

App – move about 18ft – check

KH – more pitch?

App – follows prototype more

KH – unique from social prototype, any other prototypes checked?

App – any recommendations to consider?

KH – horizontal siding? Durable surface, an option. I can send you examples

SV – deemed not historic? App – not deemed historic

SV – alleyway to the north? – check audio

KH – takes away 2 parking spots on lotus, but congestion at that intersection, right turn only signage

SV – opportunity to have 2 way driveway – check audio

KH – visibility triangle at SSC/Lotus come up in cycle comments? App – no

CC – last thing we want to see coming in is auto oil change spot Check audio

**KH : CC** - move to bring to the board, recommending applicant come back with alternative exterior finishes that are compatible with community plan as well as proposals for providing a visibility triangle on lotus and sunset cliffs

**4:0:0** Kevin Hastings, Chris Chalupsky, Stephanie Villamizar, Chris Peregoy

**Action Item #2 – Dish Wireless at 1711 Sunset Cliffs Blvd (PRJ-1070499)**

Coastal Development Permit for the following scope of work: SCR- Spectrum Act - DISH Proposed scope of work to install (3) new antennas, (6) RRUS. Ground scope of work includes to install (1) proposed equipment cabinet and associated accessories. RM-1-1, CD 2, Coastal N-APP-2, Designated Historic.

- 10 minutes for presentation
- 5 minutes for public comment
- 15 minutes for subcommittee comment and motion

*The Board discussed the Dish Wireless project at 1711 Sunset Cliffs Blvd*

OB Masonic temple has 3 other major national carriers, 4<sup>th</sup> has decommissioned its site

Other carriers have 3, dish only 1

KH – ground level?

App – use their equipment room

KH – looking for cumulative condition report

**KH:SV** Move that board approve project conditional on the applicant providing the updated and cumulative EME report, as required by the city

**4:0:0** Kevin Hastings, Stephanie Villamizar, Chris Chalupsky, Chris Peregoy

7:10 PM **Officers' Reports**

none

7:15 PM **Adjournment 7:26pm**

*For more information please contact:*

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